

Egremont Planning Board Minutes

October 7, 2020

Call to Order: 10:11 AM

Present via Zoom: Jared Kelly, Eddie Regendahl, Matthew Bersani, Donna Gordon

Not present: Nick Keene

Citizens in Attendance: Marj Wexler, Joan Goodkind, Mary McGurn, Marshall Bouton, George McGurn.

Form As: None

Citizens Time: None

Mail: Tabled

Minutes: The September 11, 2020, & September 24, 2020, minutes were accepted as amended.

ADU Bylaw and it's inclusion at upcoming Special Town Meeting:

Mary McGurn spoke about the pros and cons of the Special Town Meeting (STM) circumstances including the reduced quorum, the outdoor venue etc.

A draft Statement of ADU Purpose and Intent as well as a Q&A originally drafted by the Housing Committee and edited by PB Clerk was submitted to the Board for review. The Board opted to expand the Purpose and Intent to include more examples of how ADU's can be helpful for families: for aging in place, for intergenerational families in place and for workforce housing. Each Q&A was reviewed and edited based on member suggestions and citizen input. Question #5, regarding ADU's being used for Air Bnb's and short term vacation rentals was explored in depth. Marshall Bouton wondered how these were to be regulated. Discussion ensued around regulation of short term rentals including the State's mandatory registration of short term rentals, and the upcoming vote on a 6% local tax and 3% impact fee for short term rentals. George McGurn pointed out that the number of short term rentals since the onset of COVID10 has increased dramatically in Egremont. While the PB Bylaw doesn't address duration of rentals, discussion ensued around possible interpretation of the included rental provision around occupancy.

The question arose of why the Bylaw would allow an ADU (with special permit) to a business owner? Several scenarios were discussed that pointed to a benefit of an ADU for a business owner that was in line with the PB's Purposes and Intent.

The PB is hoping to hear support from various Boards and Committees in the community who favor ADU's and more specifically, the PB version at the STM. According to State Statue, at the Special Town Meeting, Chairperson Kelly will make a motion to submit an

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oral report presenting the Planning Board's recommendations on the Accessory Dwelling Unit Bylaw Amendment Proposal.

Motion to Adjourn: 11:51 AM

Next Meeting: Wednesday October 22, 2020

Submitted by: Donna B. Gordon, Clerk

October, 16, 2020